



42 West Field, Abington, Cambridge, CB21 6BE
Offers Over £650,000 Freehold



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A SUBSTANTIAL DETACHED FAMILY RESIDENCE OFFERING SPACIOUS AND VERSATILE ACCOMMODATION SET WITHIN A GENEROUS PLOT WITH DOUBLE GARAGE AND BOASTING A QUIET CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

• Entrance hall • Kitchen/breakfast room • Sitting room • Dining room • Study • Conservatory • Four bedrooms • Bathroom, shower room and separate WC • Double garage • Gardens to front and rear

Location

The Abingtons are situated approximately 8 miles south of Cambridge. Little Abington and its sister village of Great Abington take advantage of a popular and highly convenient location surrounded by delightful open countryside. Saffron Walden is about 8 miles away and local facilities include a primary school and village store with Post Office. Excellent schooling facilities are available at nearby Linton and Sawston, both of which have highly reputable village colleges with numerous adult educational amenities. The M11 Junction of Stumps Cross is about 4 miles away with the outskirts of London about an hour's drive and Stansted Airport only 25 minutes. In addition, the nearby mainline station at Whittlesford, only 3 miles away, offers a fast service to London Liverpool Street.

The Property

The property occupies a wonderful position tucked away in the corner of a tranquil cul-de-sac located within this highly sought-after south Cambridgeshire village. The property over the years has been extended and modernised and offers extremely versatile accommodation with bedrooms on both the ground and first floor. The accommodation comprises a spacious entrance hall with stairs rising to the first floor accommodation. There is a generous sitting room with feature fireplace with slate hearth, the dining room enjoys a dual aspect with full-height windows and patio doors providing lovely views over the garden. The kitchen/breakfast room is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and half sink unit with mixer tap and drainer. There is a 4-ring induction hob, double oven, extractor and space for a washing machine, tumble dryer and fridge freezer. Off the inner hallway there are two large double bedrooms and a single bedroom/office with a conservatory off. There is a family bathroom and a luxury refitted shower room and upstairs there are two further double bedrooms and a separate WC. Outside there is a lawned front garden, off road parking for two cars and a double garage with electric up and over door, power and light connected. Gated access leads to the side garden where there is a brick built workshop and this leads to the sunny south facing rear garden which is mainly laid to lawn with flower and shrub borders and beds, generous paved patio and all is enclosed by a combination of fencing and hedging providing excellent levels of privacy and seclusion.

Key Features

Four/five bedrooms detached family residence
Sitting room with open fireplace
Dual aspect dining room
Kitchen/breakfast room
Ample parking
Double garage and workshop
Private and mature gardens to both front, side and rear
Chain free

Fixture and fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Services:

All main services are connected.

Statutory Authority:

South Cambridgeshire District Council

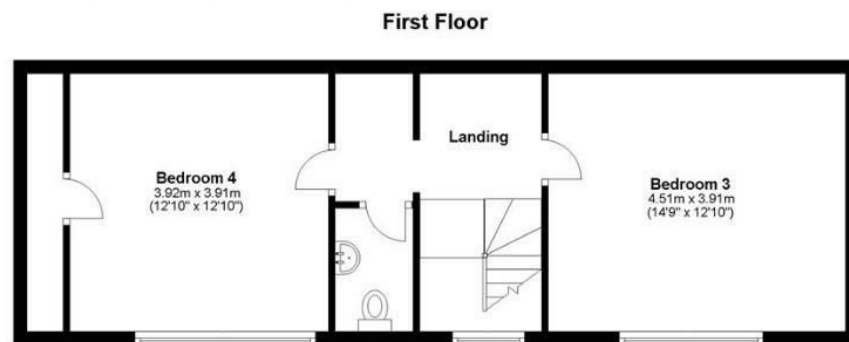
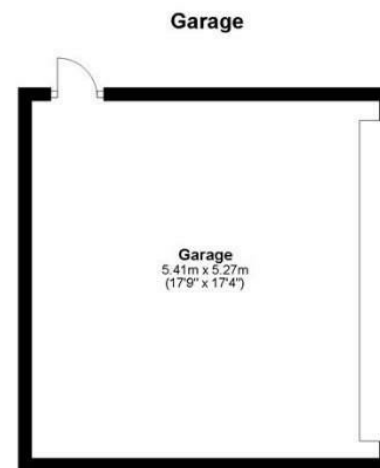
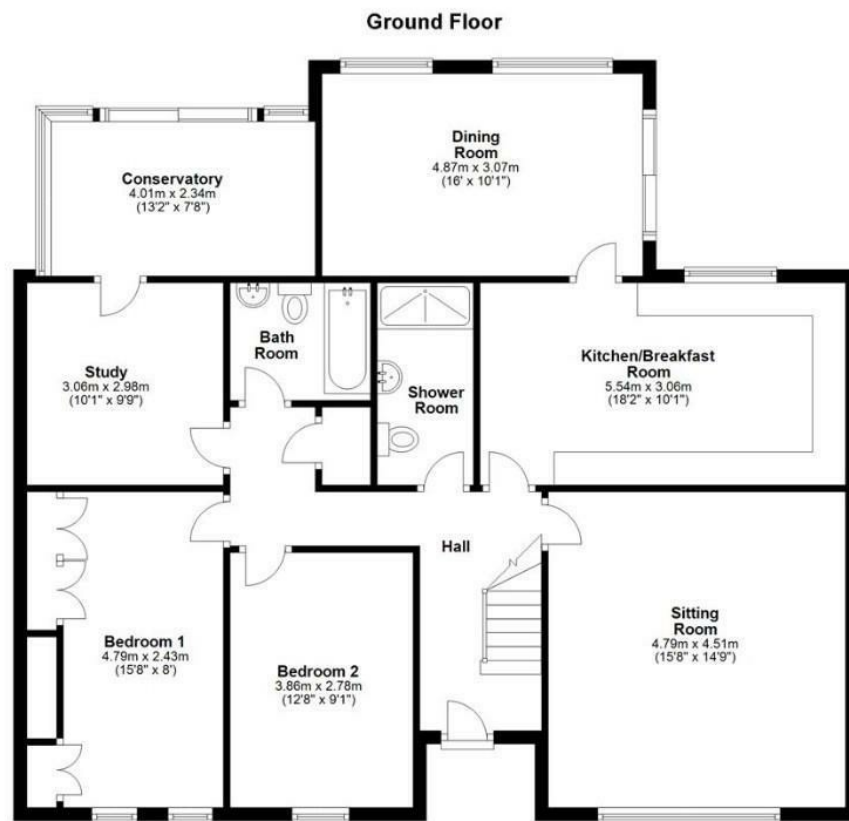
Tenure:

Freehold

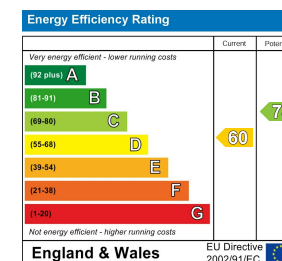
Viewing:

Strictly by appointment through the vendors sole agents Redmayne Arnold & Harris





Approx. gross internal floor
area 170 sqm (1825 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

